

031.A

0002

0012.0

Map

Block

Lot

1 of 1

Residential  
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

683,800 /

683,800

USE VALUE:

683,800 /

683,800

ASSESSED:

683,800 /

683,800

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
230		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: GORDON STEPHEN B/WINIFRED		
Owner 2: GORDON JESSE V		
Owner 3:		

Street 1: 230 BROADWAY #2	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: STEPHENSON BRUCE -
Owner 2: STEPHENSON CAROL B -
Street 1: 230 BROADWAY #2
Twn/City: Arlington
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Stucco Exterior and 1860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 7193
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	681,000	2,800		683,800		220360
							GIS Ref
							GIS Ref
							Insp Date
							04/17/18

PREVIOUS ASSESSMENT		Parcel ID		031.A-0002-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2020	102	FV	670,900	2800	.
2019	102	FV	595,100	2800	.
2018	102	FV	527,300	2800	.
2017	102	FV	481,400	2800	.
2016	102	FV	481,400	2800	.
2015	102	FV	445,500	2800	.
2014	102	FV	425,600	2800	.
2013	102	FV	425,600	2800	.

Notes	Date
673,700	673,700 Year End Roll
597,900	597,900 Year End Roll
530,100	530,100 Year End Roll
484,200	484,200 Year End Roll
484,200	484,200 Year End
448,300	448,300 Year End Roll
428,400	428,400 Year End Roll
428,400	428,400 Year End Roll

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
STEPHENSON BRUC	47416-544		5/9/2006		473,750
DEVELOPMENT CO	31619-377		7/18/2000		358,000
					No No 4

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/17/2018									Measured		DGM	D Mann					
5/17/2001									Inspected		PM	Peter M					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv		Full Bath: 2	Rating: Good															
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block		A 3QBth:	Rating:															
Frame: 1 - Wood		1/2 Bath:	Rating:															
Prime Wall: 6 - Stucco		A HBth:	Rating:															
Sec Wall:		OthrFix:	Rating:															
Roof Struct: 2 - Hip		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>												
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid				Desc: Line 1				# Units: 1						
Color: SAND		A Kits:	Rating:															
View / Desir: N - NONE		Fpl: 1	Rating: Good															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>														
Year Blt: 1924	Eff Yr Blt:	Location:																
Alt LUC:	Alt %:	Total Units:																
Jurisdct:	Fact: .	Floor: 2 - 2nd Floor																
Const Mod:		% Own: 50.00000000																
Lump Sum Adj:		Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %					Exterior:	No Unit				RMS	BRS	FL			
Prim Int Wall: 2 - Plaster		Functional:	%					Interior:	1				9	4	2			
Sec Int Wall:	%	Economic:	%					Additions:										
Partition: T - Typical		Special:	%					Kitchen:										
Prim Floors: 3 - Hardwood		Override:	%					Baths:										
Sec Floors:	%	Total: 18.6 %						Plumbing:										
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Electric:	Totals							
Subfloor:		Basic \$ / SQ: 295.00						Heating:	1				9	4				
Bsmnt Gar:		Size Adj.: 1.21451616						General:										
Electric: 3 - Typical		Const Adj.: 0.99980003																
Insulation: 2 - Typical		Adj \$ / SQ: 358.211																
Int vs Ext: S		Other Features: 94250																
Heat Fuel: 1 - Oil		Grade Factor: 1.10																
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000																
# Heat Sys: 1		NBHD Mod:																
% Heated: 100	% AC:	LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO	Adj Total: 836574																
% Com Wall:	% Sprinkled:	Depreciation: 155603																
		Depreciated Total: 680971																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:									Color:		
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 031.A-0002-0012.0		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	A	GD	1924	40.00	T	30	102			2,800			2,800
More: N				Total Yard Items: 2,800				Total Special Features:								Total: 2,800		